

C. CONSENT AGENDA

***3. Minutes**

a. June 10, 2024 Plat Committee Meeting

Kenai Peninsula Borough Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

June 10, 2024
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeffrey Epperheimer, Nikiski District

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Jeremy Brantley, Sterling/Funny River District

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Chris Van Slyke, Platting Specialist

Jenny Robertson, Land Management Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

- a. May 28, 2024 Plat Committee Meeting Minutes

*4. Grouped Plats

E1. Bear Run Subdivision; KPB File 2024-051

E2. Humpy Point Subdivision; KPB File 2024-052

E5. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Brantley to approve the agenda, the May 28, 2024 Plat Committee meeting minutes and grouped plats based on staff recommendations and compliance to borough code.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
Bear Run Subdivision 2024**

KPB File No.	2024-051
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	William & Susan Wilkinson
Surveyor:	Stephen C. Smith – Geovera, LLC
General Location:	East End Road, Homer, AK
Parent Parcel No.:	172-160-26
Legal Description:	T 05S R 12W SEC 22 SEWARD MERIDIAN HM 2019028 BEAR RUN SUB 2019 LOT 10B
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #2 - PRELIMINARY PLAT
HUMPY POINT SUBDIVISION**

KPB File No.	2024-052
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	Kenai Peninsula Borough
Surveyor:	Jason Schollenberg – Peninsula Surveying, LLC
General Location:	Kalifornsky Beach Area, Kasilof, AK
Parent Parcel No.:	133-010-34 & 133-010-38
Legal Description:	T 3N R 12W SEC 9 SEWARD MERIDIAN KN GOVT LOTS 13 THRU 19 and T 3N R 12W SEC 9 SEWARD MERIDIAN KN 2010005 ALASKA STATE LAND SURVEY NO 2005-6 TRACT C
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #3 - PRELIMINARY PLAT
CARIBOU CROSSING SUBDIVISION**

KPB File No.	2024-054
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	Kenia Peninsula Borough
Surveyor:	James Young / Edge Survey & Design Inc
General Location:	Northeast end of Kalifornsky area near high end of Kenai River bow.
Parent Parcel No.:	055-010-16
Legal Description:	S1/2 SW1/4 SE1/4 Sec 12 T 5N R 11W SM
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 - Street Layout & KPB 20.30.170 – Block Length

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant preliminary approval to Caribou Crossing Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.030 - Street Layout Requirements and KPB 20.30.170 - Block Length Requirements, citing findings 1, 4 & 6 in support of standard one, findings 1, 2 & 4 in support of standard two and findings 1, 4, 6 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**ITEM #4 - PRELIMINARY PLAT
OWL PERCH SUBDIVISION**

KPB File No.	2024-049
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	Kenai Peninsula Borough
Surveyor:	Mark Aimonetti – Edge Survey & Design, LLC
General Location:	Sterling, AK

Parent Parcel No.:	063-011-11
Legal Description:	T 5N R 9W SEC 4 SEWARD MERIDIAN KN SW1/4 NE1/4
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 - Street Layout & KPB 20.30.170 – Block Length

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant preliminary approval to Owl Perch Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.030 - Street Layout Requirements and KPB 20.30.170 - Block Length Requirements, citing findings 1 & 2 in support of standard one, findings 3, 5 & 6 in support of standard two and findings 3 & 5-7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**ITEM #5 - PRELIMINARY PLAT
QUARTZ CREEK SUBDIVISION WILKES ADDITION**

KPB File No.	2024-053
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	Onie Ray Wilkes / Cooper Landing, AK
Surveyor:	Jason Young / Edge Surveying and Design, LLC
General Location:	Sterling Highway, Persistent Way, Cooper Landing AK

Parent Parcel No.:	119-124-21
Legal Description:	Tract D-2 Quartz Creek Subdivision James Addition SW 2005-14
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

***Passed Under Consent Agenda**

F. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting 6:51 P.M.

Ann E. Shirnberg
Administrative Assistant